

**Planning Proposal for 158-164 Hawkesbury
Road, Westmead and part 2A Darcy Road,
Westmead**

July 2012

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APPENDIX	DOCUMENT	PREPARED BY
1.	Proposed Zoning Map Proposed Building Height Map Proposed Floor Space Ratio Map	ARUP
2.	Background information and more detailed justification	City Plan Strategy and Development
3.	Survey Plan	Insites
4.	Urban Design Analysis / Master Plan update report	ARUP
5.	Traffic and Access	ARUP
6.	Contamination and Hazardous material assessment	Coffey Noel Arnold and Associates
7.	Draft Heritage assessment Supplementary Heritage Assessment Archaeological report	Tanner Architects Tanner Architects AHMS
8.	Geo-Technical report	Coffey
9.	Fauna and Flora report	Lesryk Environmental consultants
10.	Site Condition Assessment & Infrastructure Services	Lend Lease
11.	Social Effect analysis	Elton Consulting
12.	Economic Effect	Hill PDA
13.	Community Information Summary Report	Elton Consulting
14.	Council Report 23 July 2012	Council
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1. EXECUTIVE SUMMARY

This Planning Proposal explains the intended effect of, and justification for, a proposed site specific amendment to Parramatta Local Environmental Plan 2011 for **No 158-164 Hawkesbury Road, Westmead and part 2A Darcy Road, Westmead** (the site). The University of Western Sydney (UWS) currently owns and occupies the site and intends to retain an education presence in the future development of the site. The Planning Proposal has been prepared in accordance with Section 55 of the Environmental Planning and Assessment Act 1979 (EP&A Act) and the relevant Department of Planning and Infrastructure's Guidelines including *"A Guide to Preparing Local Environmental Plans and A Guide to Preparing Planning Proposals"*.

This Planning Proposal seeks to amend the existing land zoning from **SP2 (Special Uses Educational Establishment)** to **B4 Mixed Use**. The Planning Proposal is considered:-

- to deliver a housing choice and a quantum of housing that will reasonably contribute to subregional housing targets, whilst allowing for non-residential uses on the site within the proposed B4 zone;
- to establish appropriate heights and FSR for the site within building zones which are compatible with existing adjoining land uses;
- to be consistent with the Metropolitan Strategy 2036 and the draft West Central Sub-regional Strategy objectives to locate increased residential density closer to public transport and access to mature road networks and existing urban centres;
- to allow for the opportunity to create more active street frontages and public spaces;
- to allow for the opportunity to create a mixed use centre with an appropriate distribution of land uses adjoining the Westmead Hospital and 50m from the Westmead railway station;
- to facilitate a transit oriented development which allows for greater intensity of uses to optimise the advantage of available transport infrastructure and augment the choice of services offered by Westmead town centre; and
- to respond sensitively to the heritage significance of the site through the retention of the St Vincent's Boys Home, Bayley's Cottage and Trades Building for future adaptable re-use.

The site is a strategically significant site given its location adjacent to a number of public transport options - Westmead Station and the T-Way, world class medical facilities and close proximity to the Parramatta CBD. The rezoning is an opportunity to create a leading practice transit oriented development which focuses investment and urban growth on public transport infrastructure, intensifying and diversifying activity around it to create mixed use clusters that bring together multiple activities and services, local employment and diverse housing options. It is considered that the proposed B4 Mixed Use zoning would better achieve the strategic direction providing a mix of land uses that strengthens and reinforces the Precinct's role as a Specialised Centre.

2. PART 1: OBJECTIVES OR INTENDED OUTCOME

The purpose of the Planning Proposal is to rezone the land at Nos. 158-164 Hawkesbury Road, and Part of Lot 8 DP1077852 (No. 2A Darcy Road) Westmead, from its current **Special Uses zoning** under Parramatta Local Environmental Plan (LEP) 2011, to **B4 Mixed Use zone**.

3. PART 2: EXPLANATION

The Planning Proposal seeks to amend the Parramatta LEP 2011 by:-

1. Amending the Land Zoning Map in accordance with the proposed zoning map shown at **Appendix 1**. The proposed zoning of the site is B4 Mixed Use.
2. Amending the Height of Buildings Map in accordance with the proposed height map shown at **Appendix 1**. The proposed maximum building heights for the site are 48 metres, 40 metres and 31 metres.
3. Amending the Floor Space Ratio Map in accordance with the proposed Floor Space Ratio Map shown at **Appendix 1**. The proposed maximum FSRs for the site are 4:1, 3.5:1, 3:1 and 1.5:1.
4. Inserting a clause that requires a minimum non-residential floor space of 30% of the maximum permitted GFA on land directly fronting Hawkesbury and Darcy Roads (excluding the St Vincent's Building).

4. PART 3 JUSTIFICATION

4.1 SECTION A - NEED FOR PLANNING PROPOSAL

4.1.1 Is the planning proposal a result of any strategic study or report?

A number of strategic studies or reports have been prepared for the Westmead area (refer to **Section 4 of Appendix 2** for more detail). These include:-

- Draft Sub regional Strategy for Central West;
- Metropolitan Plan for Sydney 2036;
- The Parramatta Regional Planning Strategy 1999;
- Various transport and employment land studies and more recently the Economic Development Strategy 2011-2016 adopted by Council in November 2011. This Strategy responds to the vision contained in the NSW 2021 State Plan and the employment goals of the Metropolitan Plan seeking the creation of 280,000 additional jobs in Western Sydney including 27,000 new jobs in Parramatta CBD and 7,000 in Westmead by 2036;
- Parramatta Council's Planning Strategy for Westmead; and
- ARUP Master Plan Update report dated December 2011.

All of the above strategies inform and support the strategic nature of the subject site, its role within the Precinct and the desire for a mixed use development on it.

4.1.2 Is the Planning Proposal the best means of achieving the objective or intended outcomes or is there a better way?

In August 2006, following a request made by the UWS, the then Minister for Planning formed an opinion that the proposed mixed use development of the site met the criteria of the Major Projects SEPP and authorised the submission of a Concept Plan for the proposal under Part 3A of the *EP&A Act*.

During the consideration of Parramatta LEP 2011, at its meeting of 5 October 2010, Council resolved:

"Advise UWS that amendment of the zoning of 158-164 Hawkesbury Road, Westmead under the draft Parramatta LEP, as sought, and determination of appropriate building height and floor space ratio controls, would be pre-emptive prior to determination of the future development outcomes for this site through the Part 3A process already initiated.

Further, if UWS no longer intends to proceed with the Part 3A concept plan for the site, then this should be withdrawn and a Planning Proposal for the site submitted to Parramatta City Council, including payment of the required fee, with consideration of the opportunity for a

Voluntary Planning Agreement in relation to provision of public benefits associated with the rezoning."

In June 2011, the NSW Government repealed Part 3A of the *EP&A Act*. As a result, the Major Project Application was removed from Part 3A and the Concept Plan application did not proceed. Accordingly, a planning proposal is now required for the rezoning of land under the 'Gateway' system.

4.1.3 Will the net community benefit outweigh the cost of implementation and administering the planning proposal?

The rezoning of the subject site to B4 mixed use will:-

- be consistent with the zoning proposed in Council's Westmead Strategic Concept Plan adopted in November 2011;
- deliver a housing choice and a quantum of housing that will reasonably contribute to subregional housing targets, whilst allowing for non-residential uses;
- be consistent with the Metropolitan Strategy 2036 and the draft West Central Sub-regional Strategy objectives to locate increased residential density closer to public transport and access to mature road networks and existing urban centres;
- allow for the opportunity to create more active street frontages and public spaces;
- allow for the opportunity to create a mixed use centre with an appropriate distribution of land uses adjoining the Westmead Hospital and 50m from the Westmead railway station;
- facilitate a transit oriented development which allows for greater intensity of uses to optimise the advantage of available transport infrastructure and augment the choice of services offered by Westmead town centre;
- encourage the provision of dwellings suited to workers employed by local medical/research organisations with a range of affordability levels to retain key workers in the area;
- respond sensitively to the heritage significance of the site through the retention of the St Vincent's Boys Home, Bayley's Cottage and Trades Building for future adaptable re-use.

Accordingly, there is a net community benefit because this rezoning will make an important contribution to Council's housing and employment targets as required by the Metropolitan Plan. It will also provide greater housing choice in close proximity to major employment and transport infrastructure as well as assist with the delivery of Council's vision for Westmead.

4.2 SECTION B - RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK

4.2.1 Is the Planning Proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

The State Government's Draft West Central Sub-regional Strategy identifies a number of employment and residential opportunities within the Specialised Centre, with an opportunity for higher density residential. Moreover Westmead is considered one of Sydney's most specialised and highly accessible employment nodes and presents opportunities to further create quality jobs.

The following table identifies and discusses the actions that are directly relevant to the Planning Proposal.

Table 1: Consistency with Draft Sub-regional strategy

ACTION	RESPONSE
Economy and Employment	The West Central Subregion has an employment capacity target of 61,000 additional jobs by 2031 with Westmead contributing up to 7,000 jobs. The subject Planning Proposal will facilitate additional job creation via the mix

	of uses proposed (anticipated 1,400 additional jobs). The site is not currently zoned for business and industrial purposes and as such there will be no net loss of "employment generating" land by the proposed mixed use zoning. It is considered that the mixed use zoning will support "<i>magnet infrastructure</i>" allowing for compatible land uses to co-locate (i.e. medical services; education; residential and convenience retailing) in order to form an industry cluster.
Centres and Corridors	Increasing the housing or residential density in close proximity (within walking radius) to the 'Specialised Centre' would make this centre more vibrant and provide much needed housing choice consistent with "<i>B2.1 Plan for Housing in Centres consistent with their employment role</i>". The mixed use zoning will establish a stronger Centre initiative by providing an accessible and pedestrian friendly town centre including attractive and safe public domain spaces. The proposed mixed use zoning some 50m from the Westmead station is considered consistent with "<i>B4 Concentrating activities close to public transport</i>".
Housing	The Draft Sub-Regional Strategy identifies that Parramatta Council is to provide land for the creation of 21,000 new dwellings. The proposed rezoning could result in approximate 900 additional dwellings. Ultimately, the proposal will strengthen the role of Westmead Specialised Centre and aid in achieving the targets of increasing housing capacity and housing mix near jobs, transport and services consistent with "<i>C1.3 Plan for increased housing capacity targets in existing areas</i>" and "<i>C2 Plan for a housing mix near jobs, transport and services</i>". In addition it would alleviate the pressure on other areas within the LGA to provide for higher density housing in order to meet Councils targets.
Transport	The "Transport Strategy" primarily relates to increasing opportunities for walking or cycling and enhancing public transport infrastructure, for instance through the establishment of Strategic Bus Corridors. The proposal will increase the amount of people working and living within close proximity of the existing public transport network, therefore increasing its efficiency. It will also discourage the reliance on motor vehicles especially for workers by applying appropriate on-site parking rates and facilitating walking and cycling to work. The future redevelopment of the site provides an opportunity to deliver a transit oriented development which allows for greater intensity of uses to optimise the advantage of available transport infrastructure.
Environment, Heritage and Resources	An appropriate curtilage will be retained, whilst heritage principles and controls will be established within the site specific DCP in an attempt to minimise the impact of future development on the significance of the items. Thus, the proposal would remain consistent with this land use policy.
Parks and Public Places	The urban design analysis demonstrates a built form which supports appropriate open space/town square on site consistent with F2.3 "<i>providing for urban civic space in planning for centres</i>".

4.2.2 Is the Planning Proposal consistent with the local Council's Community Strategic Plan, or local strategic plan?

The Planning Proposal is consistent with Council's Planning Strategy for Westmead as previously detailed for the following reasons:-

- Rezoning of the site will facilitate the creation of a "gateway" to the Westmead Precinct;
- Rezoning of the site for mixed use purposes will allow for the opportunity to create a world class mixed use centre with an appropriate distribution of land uses and build

form, adjoining the Westmead Hospital and 50m from the station and adjoining the T-way;

- The rezoning to B4 Mixed Use will increase employment and housing opportunities on the site and the precinct;
- The rezoning of the site for mixed use purposes will allow for the opportunity to improve pedestrian and vehicle circulation through the precinct;
- Assist with the delivery of Council's vision for a high amenity pedestrian orientated "boulevard" along Hawkesbury Road;
- The rezoning of the site for mixed use proposes will allow for the opportunity to create more activate street frontages and public spaces;
- Opportunity for high quality open space (green link) linking Hawkesbury Road to land to the west facilitating its future/potential development;
- The urban design analysis (**Appendix 4**) demonstrates an appropriate built form for the site within the context of the anticipated yield associated with a Specialised Centre; and
- The indicative built form will be progressed through stipulated development controls or a site specific DCP.

4.2.3 Is the Planning Proposal consistent with applicable state environmental planning policies

The following Table outlines the consistency with State Environmental Planning Policies (SEPP's)

Table 2: SEPP's

SEPP TITLE	CONSIS- TENCY	COMMENT
1. Development Standards Consistent.	Yes	The Standard Instrument clause 4.6 will supersede the SEPP.
4. Development Without Consent and Miscellaneous Exempt and Complying Development	Yes	The Planning Proposal will not contain provisions that will contradict or would hinder application of this SEPP.
6. Number of Storeys in a Building	Yes	The Planning Proposal will use the Standard Instrument definitions to control building heights.
14. Coastal Wetlands	NA	Not applicable
15. Rural Landsharing Communities	NA	Not applicable
19. Bushland in Urban Areas	NA	Not applicable
21. Caravan Parks	NA	Not applicable
22. Shops and Commercial Premises	NA	Not applicable as it only relates to a change of use provisions
26. Littoral Rainforests	NA	Not applicable
29. Western Sydney Recreation Area	NA	Not applicable
30. Intensive Agriculture	NA	Not applicable
32. Urban Consolidation (Redevelopment of Urban Land)	Yes	The Planning Proposal aims to be consistent with the SEPP having regard to the range of uses that may be appropriate for the site.
33. Hazardous and Offensive Development Complex	NA	Not applicable
36. Manufactured Home Estates	NA	Not applicable
39. Spit Island Bird Habitat	NA	Not applicable
41. Casino Entertainment Complex	NA	Not applicable
44. Koala Habitat Protection	NA	Not applicable
47. Moore Park Showground	NA	Not applicable
50. Canal Estate Development	NA	Not applicable
52. Farm Dams, Drought Relief and Other Works	NA	Not applicable
55. Remediation of Land	Yes	The Planning Proposal will not contain provisions that will contradict or would hinder application of this SEPP. An EIS is attached at Appendix 6 which

		demonstrates that the site can be adequately remediated for the end use.
59. Central Western Sydney Regional Open Space and Residential	NA	Not applicable
60. Exempt and Complying Development	NA	Not applicable
62. Sustainable Aquaculture	NA	Not applicable
64. Advertising and Signage	NA	Not applicable
65. Design Quality of Residential Flat Development	Yes	The Planning Proposal will achieve consistency with the SEPP through application of design excellence provisions. The Urban Design Analysis investigated the implications for realising the design quality principles in the SEPP and demonstrated an appropriate built form on the site. Detailed compliance with this SEPP will be demonstrated at DA stage.
70. Affordable Housing (Revised Schemes)	Yes	If a requirement for affordable housing is introduced in the Planning Proposal, the relevant provisions will be consistent with this SEPP.
71. Coastal Protection	NA	Not applicable
SEPP (Affordable Rental Housing) 2009	Yes	The Planning Proposal will not contain provisions that will contradict or would hinder application of this SEPP. In fact the proposal allows for greater housing choice including key worker housing by the introduction of the mixed use zone.
SEPP (Building Sustainability Index: BASIX) 2004	Yes	The Planning Proposal will not contain provisions that will contradict or would hinder application of this SEPP.
SEPP (Housing for Seniors or People with a Disability) 2004	Yes	The Planning Proposal will not contain provisions that will contradict or would hinder application of this SEPP. In fact the proposal allows for greater housing choice including senior housing by the introduction of the mixed use zone.
SEPP (Major Projects) 2005	NA	Not applicable
SEPP (Sydney Region Growth Centres) 2006	NA	Not applicable
SEPP (Infrastructure) 2007	Yes	The Planning Proposal will not contain provisions that will contradict or would hinder application of this SEPP.
SEPP (Kurnell Peninsula) 1989	NA	Not applicable
SEPP (Kosciuszko National Park-Alpine Resorts) 2007	NA	Not applicable
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	NA	Not applicable
SEPP (Temporary Structures and Places of Public Entertainment) 2007	NA	Not applicable
SEPP (Exempt and Complying Development Codes) 2008	Yes	The Planning Proposal will not contain provisions that will contradict or would hinder application of this SEPP.
SEPP (Rural Lands) 2008	NA	Not applicable
SEPP (Western Sydney Employment Area) 2009	NA	Not applicable
SEPP (Western Sydney Parklands) 2009	NA	Not applicable
SEPP (Urban Renewal) 2010	N/A	Not applicable
SEPP Sydney Drinking Water Catchment) 2011	Yes	The Planning Proposal will not contain provisions that would hinder the aims of this SEPP.
SEPP (State and Regional Development) 2011	N/A	Not applicable

4.2.4 Is the Planning Proposal consistent with the applicable ministerial directions?

It is considered that the Planning Proposal is consistent with the relevant Directions issued under Section 117(2) of the Act by the Minister to Councils, as demonstrated in the assessment of the following:-

Table 3: Consistency with S117 Ministerial Directions

DIRECTION TITLE	CONSIS- TENCY	COMMENT
Employment and Resources		
1.1 Business and Industrial Zones	Yes	The site is not currently zoned for business and industrial purposes and as such there will be no net loss of "employment land" by the proposed mixed use zoning. The subject Planning Proposal will not hinder the attainment of the employment capacity targets in fact it will facilitate additional job creation via the mix of uses proposed. The proposal would strengthen the role and viability of the Westmead Specialised Centre and would aid in achieving the targets of increasing housing capacity and housing mix near jobs, transport and services.
1.2 Rural Zones	NA	Not applicable
1.3 Mining, Petroleum Production and Extractive Industries	NA	Not applicable
1.4 Oyster Aquaculture	NA	Not applicable
1.5 Rural Lands	NA	Not applicable
Environment and Heritage		
2.1 Environment Protection Zones	NA	Not applicable
2.2 Coastal Protection	NA	Not applicable
2.3 Heritage Conservation	Yes	The planning proposal responds sensitively to the heritage values and the setting of the heritage items on site with any future development to have regard for identified curtilages. No Aboriginal sites or objects were found during the inspection. The site has potential to contain archaeological remains, most of which are of Local heritage significance as such a program of archaeological investigation needs to be undertaken to record the archaeological remains prior to future development of the site.
2.4 Recreation Vehicle Areas	NA	Not applicable
Housing, Infrastructure and Urban Development		
Direction 3.1 Residential zones	Yes	The Planning Proposal encourages a variety and choice of housing types to provide for existing and future housing needs, whilst making efficient use of existing infrastructure and services. The Planning Proposal through the urban design analysis demonstrates appropriate built form whilst minimising the impact of residential development on the environment.
3.2 Caravan Parks and Manufactured Home Estates	NA	Not applicable
3.3 Home Occupations	NA	Not applicable
3.4 Integrating land use and transport	Yes	The Planning Proposal will enable residential development in close proximity to jobs and services encouraging walking, cycling and use of public transport.
3.5 Development Near Licensed Aerodromes	NA	Not applicable

Hazard and Risk		
4.1 Acid sulphate soils	NA	The site is not located on acid sulphate soils. Accordingly, Direction 4.1 is not applicable.
4.2 Mine Subsidence and Unstable Land	NA	Not applicable
4.3 Flood prone land	NA	The site is not located within flood prone land. Accordingly, Direction 4.3 is not applicable.
4.4 Planning for Bushfire Protection	NA	The site is not located within a Bushfire prone area. Accordingly, Direction 4.4 is not applicable.
5 Regional Planning	NA	Not applicable
6 Approval and Referral Requirements		
6.1 Approval and Referral Requirements	Yes	The Planning Proposal will be consistent with this Ministerial Direction.
6.2 Reserving Land for Public Purposes	Yes	The Planning Proposal will be consistent with this Ministerial Direction.
6.3 Site Specific Provisions	Yes	The Planning Proposal will be consistent with this Ministerial Direction.
Implementation of the Metropolitan Strategy		
Planning Proposals shall be consistent with: (a) the NSW Government's Metropolitan Strategy: City of Cities, A Plan for Sydney's Future, published in December 2005 ('the Metropolitan Strategy').	Yes	The Planning Proposal is consistent with the Metropolitan Strategy's objective to concentrate high density commercial and residential uses in close proximity to public transport.

4.3 SECTION C - ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT

4.3.1 Is there any likelihood that critical habitat or threatened species, population or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The subject site is located within an existing urban environment and has not been identified as containing critical habitat or threatened species, population or ecological communities, or their habitats.

4.3.2 Are there any other likely environmental effects as a result of the Planning Proposal?

The Planning Proposal is unlikely to result in any environmental effects. Future development applications will investigate the potential for other likely environmental effects arising from future development applications.

4.3.3 How has the Planning Proposal adequately addressed any social and economic effects?

The Planning Proposal will help to alleviate the pressure in terms of the provision of residential accommodation. The proposal promotes the efficient utilisation of land, services and support facilities and encourages the orderly growth of the area in support of the Specialised Centre.

Social Effect

The proposed rezoning and future re-development of the site will contribute to the social betterment of the community not only in its economic capacity but also cultural diversity - (refer to **Appendix 11**). In summary it is considered that the B4 zoning will:-

- contribute to the continued social growth of the area by encouraging a pattern of development which will help to diversify and increase housing choice;

- provide new accessible public open spaces (including plazas and parks);
- improve pedestrian travel paths;
- contribute to a safe environment;
- provide accessible community infrastructure close to medical facilities and public transport which will benefit people who may not have access to a car;
- provide community services which may benefit people on low incomes who require assistance, or lone person households who can benefit from the support of broader social networks;
- provide increase in connectivity from the station to the rest of the Westmead Precinct, encourage walking and cycling thereby reducing dependence on private vehicles and as such encouraging greater public transport usage;
- allow for an increase in amenity – providing an opportunity to upgrade the street frontages, pedestrian experience and places to congregate and make connections to others and the physical 'place'; and
- maintain a landscape setting for the heritage listed buildings and provide improved access by the community to the items of significance through the retention of key views to these buildings.

Economic Effect

The proposed redevelopment of the site is expected to provide a retail component which is responding the growth in retail demand, and is not considered to undermine the sustainability of any existing centre (refer to **Appendix 12**). In summary, the proposed development will: -

- respond to ability of the Westmead Precinct to turnover expenditure from local residents and workers of \$95.4m in 2011, increasing to \$141.2m in 2026;
- respond to the demands of the Westmead Precinct to provide almost 12,700m² of retail floor space in 2011 increasing to 18,760m² by 2026;
- contribute to the undersupply of retail floorspace in the Westmead Precinct;
- provide additional retail within the proposed UWS Westmead Campus site which will result in an overall positive impact on the existing retailers, and is considered to lift the profile of and be an extension of the existing retailers on Hawkesbury Road; and
- improve the retail offered significantly for local residents, workers, patients, visitors and students in Westmead.

4.4 SECTION D STATE AND COMMONWEALTH INTERESTS

4.4.1 Is there adequate public infrastructure for the Planning Proposal?

New development as far as practical is required to provide public infrastructure (inclusive of facilities and services) to ameliorate the impact associated with that development and to provide for the needs of incoming population and workforce it may generate. This can be done by way of Section 94A contributions, Voluntary Planning Agreements and physical delivery of services and facilities.

Services

Various service investigations were carried out on the site. This included an investigation of the existing utility services including sewer, stormwater, water, gas and high voltage power. A copy of the Site condition assessment and infrastructure services report by Lend Lease is attached at **Appendix 10**. In summary the report concludes that the future redevelopment of the site may require sewer and stormwater upgrades however the water and gas supply is adequate to service the redevelopment.

This section is likely to be developed further following consultation with the relevant public authorities responsible for the provision of infrastructure as identified by the initial Gateway determination.

Facilities

The urban design analysis which informed this Planning Proposal appropriately identified new onsite infrastructure such as roads, open spaces and plazas. These spaces will greatly improve the public domain within the area. The improvements focus on a vibrant mixed use environment providing a pedestrian focus whilst promoting public safety and high quality buildings.

As such the Planning Proposal allows for additional onsite infrastructure in order to accommodate the future population and workforce the site is likely to generate.

4.4.2 What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

At this first iteration of the Planning Proposal, the appropriate State and Commonwealth public authorities have not yet been identified but will be during the public exhibition.

5. PART 4: COMMUNITY CONSULTATION

The Planning Proposal has already undergone non-statutory community consultation held separately by the University and Council. The outcome of the community consultation held by the University is provided in the Community Information Summary Report in **Appendix 13**. The outcome of the community consultation held by Council is provided in the Council Report of 23 July 2012 in **Appendix 14**.

In addition to the consultation process already undertaken, this Planning Proposal is considered to be of a type that is likely to be formally exhibited for a minimum period of 28 days. Relevant public authorities will be consulted during the exhibition period including (but not limited to):

- Sydney Water
- Endeavour Energy
- Office of Environment and Heritage
- Parramatta Park Trust

During the exhibition period, the following material will be made available for inspection:-

- The Planning Proposal;
- The site specific DCP;
- The Gateway determination; and
- Any studies relied upon by the Planning Proposal.

6. CONCLUSION

This Planning Proposal seeks to amend the existing zoning under Parramatta Local Environmental Plan 2011 (PLEP 2011) from **SP2 Educational Establishment** to **B4 Mixed Use**. The Planning Proposal:-

1. delivers a housing choice and a quantum of housing that will reasonably contribute to subregional housing targets, whilst allowing for non-residential uses on the site within the proposed B4 zone which facilitates in excess of 1,400 new jobs;
2. establishes appropriate heights and FSR for the site within building envelopes which are compatible with existing adjoining land uses; and
3. consistent with the Metro Strategy and Sub-regional Strategy objectives to locate increased residential density closer to public transport and access to mature road networks and existing urban centres.